



35 Main Street, Alrewas, DE13 7AA

 Parker
Hall

Set close to the heart of Alrewas is this well presented semi detached family home, having extended and modernised accommodation, four bedrooms and a generous garden plot. Having recently received upgrades to include a new mains gas boiler and a refit to the en suite and bathroom, this modern family home offers versatile accommodation to suit either a growing family or a those needing a work-from-home space. The interiors comprise briefly reception hall, spacious lounge, open plan dining kitchen, utility, cloakroom and study/playroom, with four bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, there is parking to a private drive as well as access into the single garage, and a generous lawned garden extends to the rear.

The popular rural village of Alrewas is set

within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. The property lies within an Ofsted 'Outstanding' rated school catchment area including the All Saints primary school in the village which feeds into the highly regarded John Taylor High in Barton under Needwood. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London (in 80 mins from Lichfield) and the International airports of Birmingham and East Midlands are both within an easy drive.

- Well Presented Semi Detached Home
- Extended Family Accommodation
- Spacious Lounge & Study/Playroom
- Open Plan Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Bedrooms
- Refitted En Suite & Bathroom
- Generous Rear Garden
- Parking & Single Garage
- New Boiler & Double Glazed
- 'Outstanding' School Catchment
- Well Placed for Local Amenities, Commuter Routers & Rail Travel

Reception Hall

A UPVC entrance door leads into this attractive hallway, having staircase with storage beneath rising to the first floor and doors opening into:

Lounge 5.79 x 3.12m (approx. 19'0 x 10'3)

A spacious reception room having bay window to the front, has living flame fireplace to marble hearth and double doors leading into:

Stunning Family Dining Kitchen 4.93 x 4.88m (approx. 16'2 x 16'0)

Fitted with a range of hgloss wall and base units

having granite worktops over, housing an inset sink with side drainer and waste disposal, space for a plumbed in American fridge freezer and a range of integral appliances including dishwasher, double oven, microwave, wine fridge and induction hob. There is an island housing further workspace, storage and a breakfast bar and the kitchen has feature LED lighting, two full height pantry cupboards and a window to the rear. Sliding doors open out to the gardens and interior doors lead into the **Reception Hall** and:

Utility

A useful space housing fitted units with inset sink and space for a washing machine, a door into the **Garage** and further doors to:

Study/Playroom 2.92 x 2.13m (approx. 9'7 x 7'0)

A versatile space ideal as a home office or playroom, having window and door out to the rear garden

Cloakroom

Fitted with pedestal wash basin, WC and tiled flooring





Stairs rise to the **First Floor Landing** where there is access to the loft via a drop down ladder and doors lead into:

Master Bedroom 3.5 x 3.1m (approx. 11'6" x 10'2")
Having a range of fitted wardrobes and a window to the rear, this double room also benefits from private use of:

En Suite

Refitted with pedestal wash basin, WC and large shower, with half tiling to walls, a heated towel rail and an obscured window to the rear

Bedroom Two 3.66 x 2.95m (approx. 12'0" x 9'8")
Another spacious double room having a range of fitted wardrobes and a window to the front



Bedroom Three 5.05 x 2.13m (approx. 16'7" x 7'0")
– max
With a window to the rear aspect

Bedroom Four 3.84 x 2.13m (approx. 12'7" x 8'3")
– max
Having window to the front

Refitted Family Bathroom

Comprising a modern suite having wash basin set to vanity unit, WC and freestanding bathtub with shower attachment, having tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the front





Outside & Gardens

The property sits on a generous garden plot in the popular village of Alrewas. To the front there is a private drive giving access into the **Single Garage** 5.18 x 2.16m (approx 17'0 x 7'1) and to the rear is a stunning garden extending to a generous size and being laid to paved terraces and shaped lawns. There is exterior lighting, a water point and an exterior power socket

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.